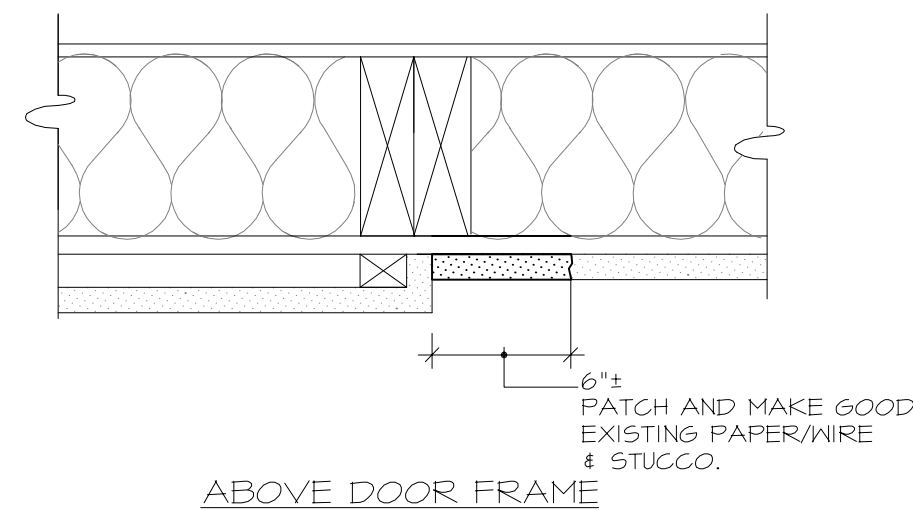
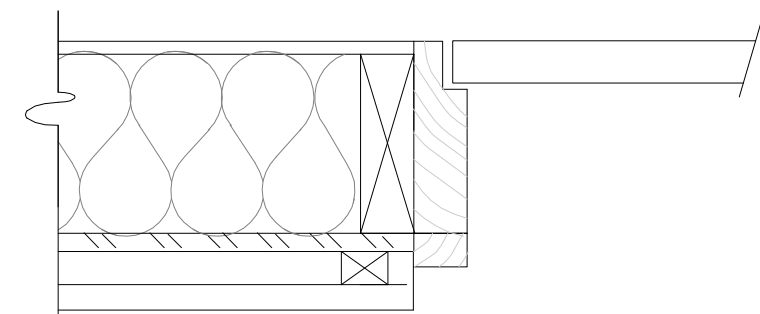


NORTH BUILDING



ABOVE DOOR FRAME



AT DOOR FRAME

A  
R-2WALL DETAIL  
N.T.S.

SOUTH BUILDING

B  
R-2WALL DETAIL  
N.T.S.

## LEGEND

- EXISTING EXTERIOR WOOD FRAME CONVENTIONAL STUCCO REMOVED & REPLACED WITH STUCCO OVER A 3/4\"/>
- EXISTING EXTERIOR WOOD FRAME WALLS. EXISTING STUCCO TO REMAIN "AS IS". PAINT TO MATCH NEW STUCCO.
- PROVIDE "SEPARATE COST" TO DELETE STUCCO OVER A DRAINAGE CAVITY & LEAVE WALLS AS EXISTING. PAINT EXISTING ONLY TO MATCH NEW STUCCO.

No.	DESCRIPTION	DATE
REVISIONS		

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PROJECT  
BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION  
THE OAKS  
188 WEST 16TH AVENUE

DRAWING TITLE

FIRST FLOOR  
PLAN

JOB NO. 36586-03	SHEET NO.
SCALE 1/8"=1'-0"	R-2
DRAWN CDN	
CHECKED B. KINAKIN	
DATE MARCH 1998	



NORTH BUILDING

SOUTH BUILDING

SECOND FLOOR PLAN

**LEGEND**

- EXISTING EXTERIOR WOOD FRAME CONVENTIONAL STUCCO REMOVED & REPLACED WITH STUCCO OVER A 3/4" DRAINAGE CAVITY. DETERIORATED BUILDING PAPER, WIRE LATH, SHEATHING & FRAMING REPLACED AS REQUIRED.
- EXISTING EXTERIOR WOOD FRAME WALLS. EXISTING STUCCO TO REMAIN "AS IS". PAINT TO MATCH NEW STUCCO.
- PROVIDE "SEPARATE COST" TO DELETE STUCCO OVER A DRAINAGE CAVITY & LEAVE WALLS AS EXISTING. PAINT EXISTING ONLY TO MATCH NEW STUCCO.

No.	DESCRIPTION	DATE
REVISIONS		

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PROJECT

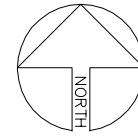
BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION

THE OAKS  
988 WEST 16TH AVENUE

DRAWING TITLE

SECOND FLOOR  
PLAN

JOB NO. 36586-03	SHEET NO.
SCALE 1/8"=1'-0"	R-3
DRAWN CDN	
CHECKED B. KINAKIN	
DATE MARCH 1998	



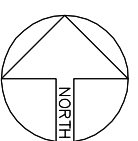
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PROJECT  
BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION  
THE OAKS  
988 WEST 16TH AVENUE

DRAWING TITLE	
THIRD FLOOR PLAN	
JOB NO. 36506-03	SHEET NO.     R-4
SCALE 1/8"=1'-0"	
DRAWN CDW	
CHECKED B. KINAKIN	
DATE MARCH 1998	



WEST 16th AVENUE

NORTH BUILDING

SOUTH BUILDING

LANE

FOURTH FLOOR PLAN

LEGEND

- EXISTING EXTERIOR WOOD FRAME CONVENTIONAL STUCCO REMOVED & REPLACED WITH STUCCO OVER A 3/4" DRAINAGE CAVITY. DETERIORATED BUILDING PAPER, WIRE LATH, SHEATHING & FRAMING REPLACED AS REQUIRED.
- EXISTING EXTERIOR WOOD FRAME WALLS. EXISTING STUCCO TO REMAIN 'AS IS'. PAINT TO MATCH NEW STUCCO

No.	DESCRIPTION	DATE
REVISIONS		

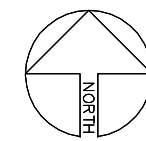
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PROJECT  
BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION  
THE OAKS  
188 WEST 16TH AVENUE

DRAWING TITLE	
FOURTH FLOOR PLAN	
JOB NO. 36586-03	SHEET NO. R-5
SCALE 1/8"=1'-0"	
DRAWN CDM	
CHECKED B. KINAKIN	
DATE MARCH 1998	





[illegible]SOUTH BUILDING

ROOF PLAN

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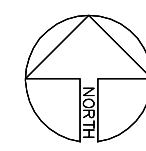
These drawings are "design drawings" only. The Work "as constructed" may vary from what is shown on these drawings.

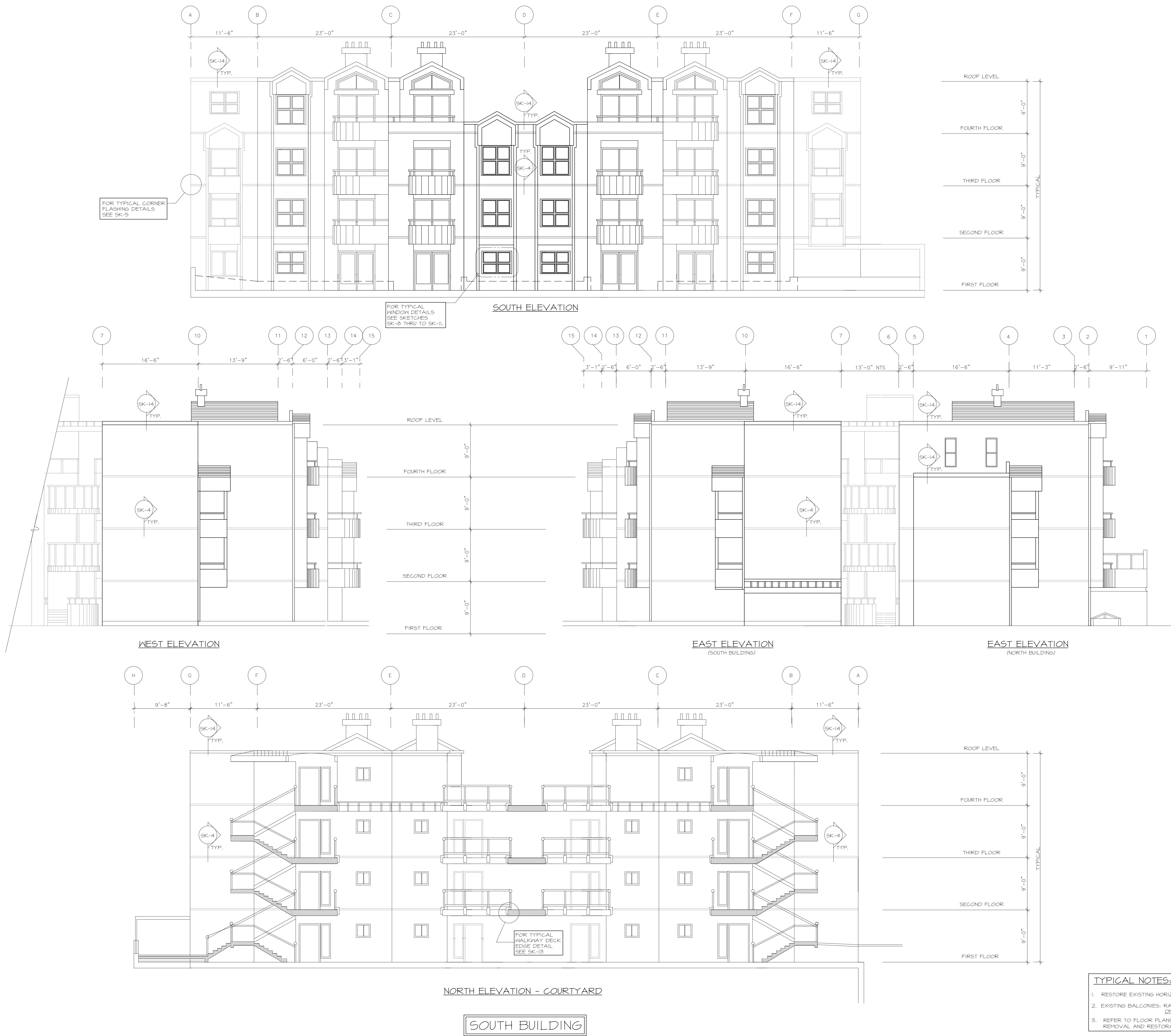
PROJECT

BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION

THE OAKS  
988 WEST 16TH AVENUE

DRAWING TITLE	
ROOF PLAN	
JOB NO. 36586-03	SHEET NO.     R-6
SCALE 1/8"=1'-0"	
DRAWN CDW	
CHECKED B. KINAKIN	
DATE MARCH 1988	





No.	DESCRIPTION	DATE
REVISIONS		

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PROJECT

BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION

THE OAKS  
988 WEST 16TH AVENUE

DRAWING TITLE

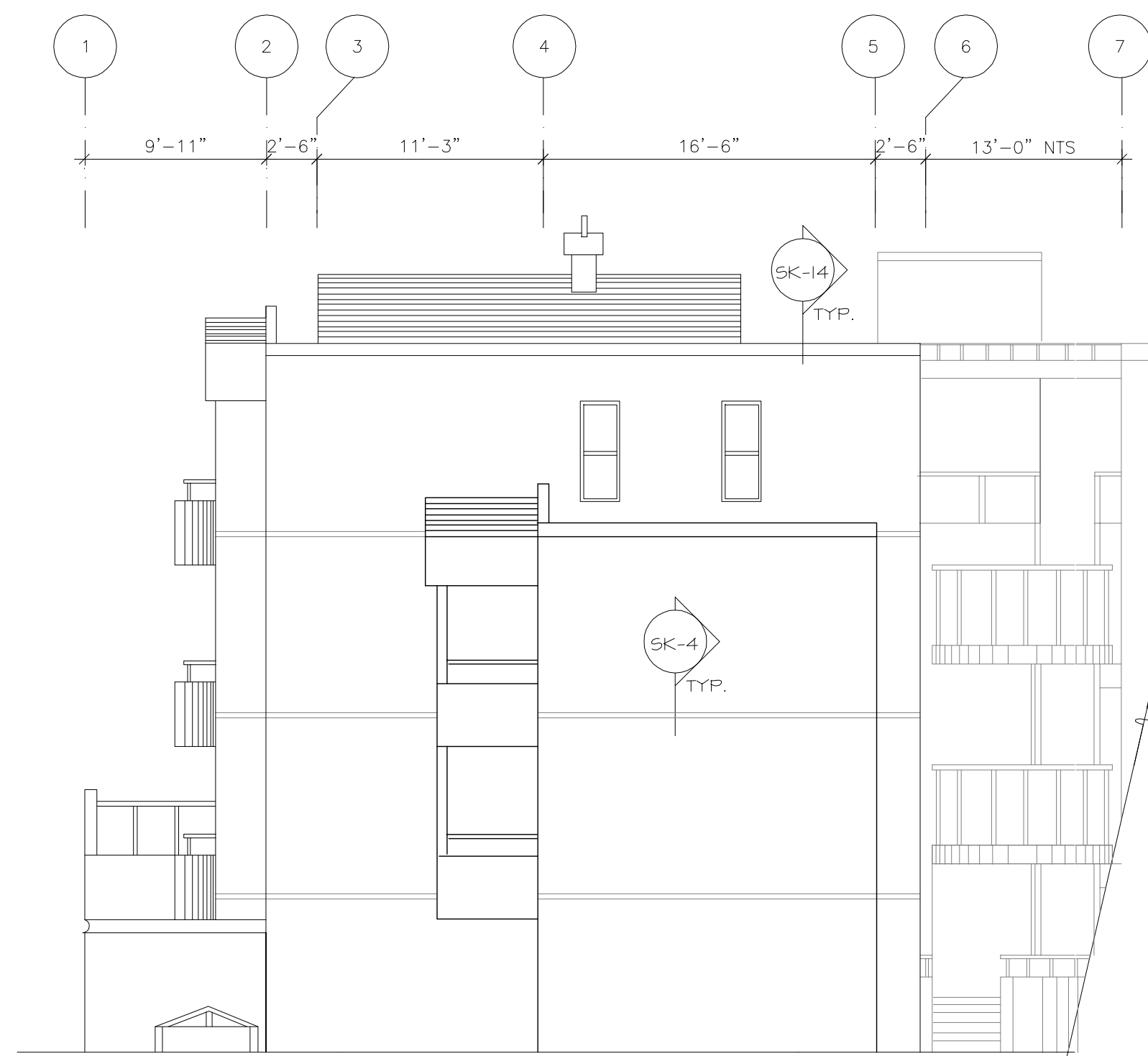
SOUTH BUILDING  
ELEVATIONS

JOB NO. 36586-03	SHEET NO.
SCALE 1/8"=1'-0"	R-7
DRAWN CDM	
CHECKED B. KINAKIN	
DATE MARCH 1998	

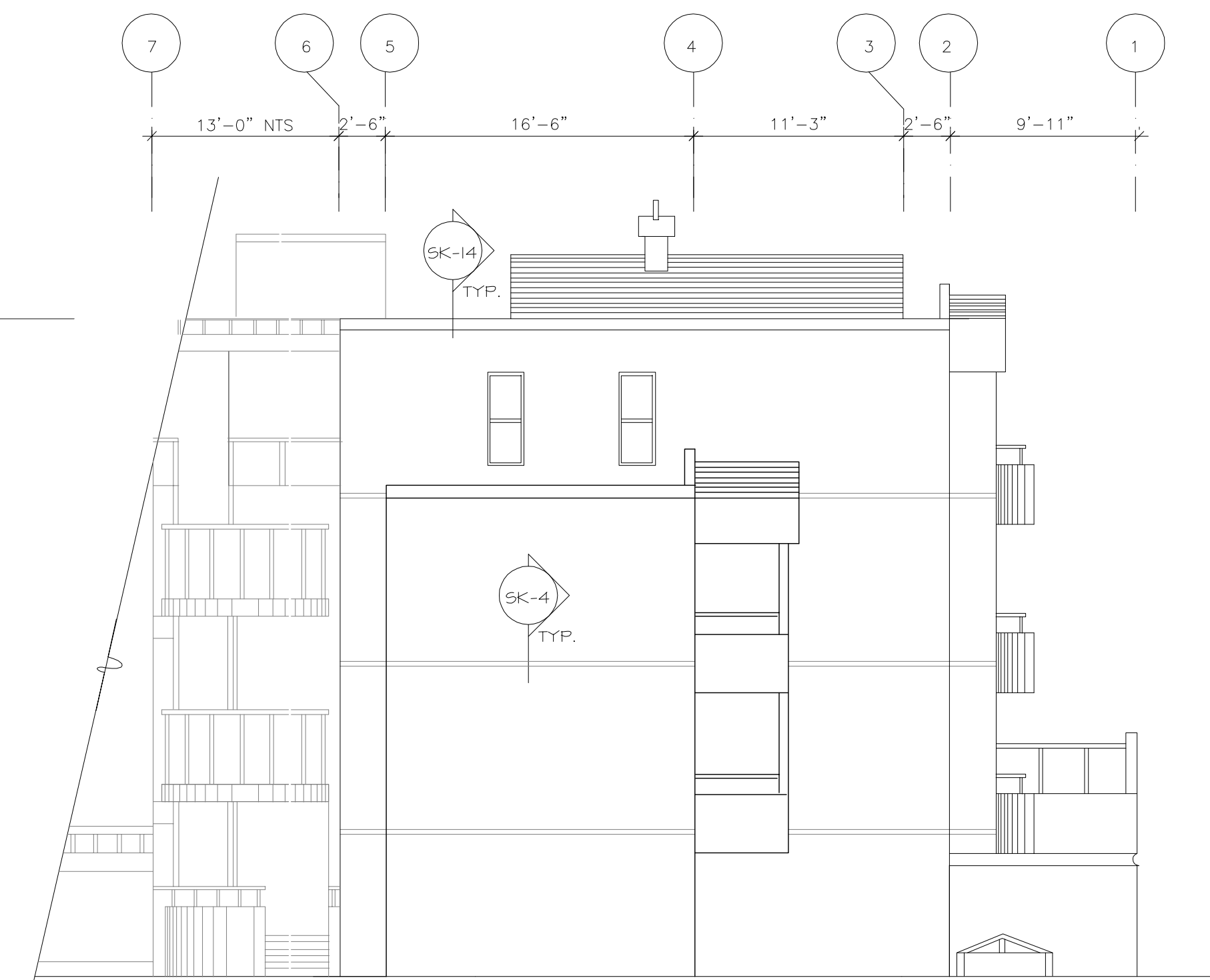
- TYPICAL NOTES:
- RESTORE EXISTING HORIZONTAL FLASHING PENETRATIONS.
  - EXISTING BALCONIES, RAILS & WALLS TO REMAIN. REPAINT ONLY TO MATCH EXISTING.
  - REFER TO FLOOR PLANS FOR EXTENT OF STUCCO REMOVAL AND RESTORATION.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION - COURTYARD

NORTH BUILDING

TYPICAL NOTES:

- RESTORE EXISTING HORIZONTAL FLASHING PENETRATIONS.
- EXISTING BALCONIES, RAILS & WALLS TO REMAIN, REPAINT ONLY TO MATCH EXISTING.
- REFER TO FLOOR PLANS FOR EXTENT OF STUCCO REMOVAL AND RESTORATION.

No.	DESCRIPTION	DATE
REVISIONS		

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PROJECT  
BUILDING ENVELOPE  
AND STRUCTURAL  
RESTORATION  
THE OAKS  
988 WEST 16TH AVENUE

DRAWING TITLE	
NORTH BUILDING ELEVATIONS	
JOB NO. 36586-03	SHEET NO.
SCALE 1/8"=1'-0"	R-8
DRAWN CDM	
CHECKED B. KINAKIN	
DATE MARCH 1998	



